

Salem Planning and Zoning Commission  
January 26, 2010

Present: Amato, R.

Bingham, D.

Buckley, K.

Chinatti, M - Town Planner/ZEO/WEO - left at 9:55 pm

Fogarty, G., Alt.

McKenney, H.

Nikirk, G. - left at 9:55 pm

Savalle, R.

Smith, V., Alt.

Absent: Walter, G.

Vacancy, Alt.

Guest: S. Byrne, PZC attorney

**CALL TO ORDER:**

H. McKenney, chairman:

- Called the meeting to order at 7:07 pm.

M/S/C (McKenney/Buckley) to amend tonight's agenda as follows:

- Under *NEW BUSINESS*, move 1) *Atty. S. Byrne .....* to be heard before *OLD BUSINESS*,
- Add "POC&D Update on Town Survey" as "1)" under *NEW BUSINESS*, and
- Add, to *OLD BUSINESS*, as "1) Kobyluck site walk".

Vote: approved unanimously.

With the Commission's consent, the chairman  
seated G. Fogarty for G. Walter.

The chairman introduced all members and staff present.

**PUBLIC HEARING(S):**

None Scheduled.

**PETITIONERS:**

There were no *PETITIONERS* this evening.

**PUBLIC COMMENTS:**

There were no *PUBLIC COMMENTS*.

**NEW BUSINESS:**

**Atty. S. Byrne Workshop – PZC member roles and responsibilities**

Atty. Byrne, PZC Land Use Attorney, appeared:

Reviewed the following (see all attached to the filed copy of these minutes):

- *CONFLICT OF INTEREST IN ZONING AND PLANNING MATTERS;*
- *Guidelines for Conduct of Public Meetings and Public Hearings;*
- *CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES WORKSHOP FOR ZONING COMMISSIONS, amended December 2009;* and
- *CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES WORKSHOP FOR PLANNING COMMISSIONS, amended December 2009.*

The Commission took a five (5) minute break.

G. Nikirk left the meeting.

M. Chinatti, Town Planner/ZEO left the meeting.

With the Commission's consent, the chair seated V. Smith for G. Nikirk.

**1) POC&D Update on Town Survey**

F. Abetti, chairman of the PZC POC&D Update Committee, presented results from a survey drafted by the POC&D Update Committee, the Vision Committee and the EDC:

403 survey responses were received. A similar survey in conjunction with the last POC&D update ten (10) years ago received 427 responses.

Presented a forty-seven (47) page copy of a PowerPoint presentation titled *Vision Planning Results Charts* to all members present (see attached to the filed copy of these minutes):

Reviewed same with the Commission members.

The *Vision Planning Results Charts*, along with an Executive Summary and a Summary of Verbatims received, will be placed on the Salem website.

**OLD BUSINESS:**

**1) Kobyluck site walk**

M/S/C (Buckley/Savalle) contingent upon the owner's (Kobyluck Brothers, LLC) permission, to set a site walk, as part of the Special Exception excavation permit renewal public hearing, of the Kobyluck quarry site at 209 Rattlesnake Ledge Road for Saturday, February 6, 2010 at 10:00 am. Vote: For approval - Amato, Buckley, Fogarty, Nikirk, McKenney, Savalle, and Smith. For denial - No one. Abstaining - Bingham.  
MOTION CARRIED.

**OLD BUSINESS:**

**1) Mantis, LLC (Winalski) - Site Plan modification application (SPM#09-12-01) to relocate two (2) previously approved 50'x30' cold frame greenhouses and add an 80'x45'x32' storage building at 595 Norwich Road (Route 82)**

M. Chinatti, Town Planner/ZEO:

A request to table this application to the February 16, 2010 PZC Regular Meeting has been received from the applicant.

M/S/C (McKenney/Buckley) to table the Mantis, LLC (Winalski) Site Plan modification application (SPM#09-12-01) to relocate two (2) previously approved 50'x30' cold frame greenhouses and add an 80'x45'x32' storage building at 595 Norwich Road (Route 82) to the February 16, 2010 Salem Planning and Zoning Commission Regular Meeting. Vote: approved unanimously.

**2) PZC Budget 2010/2011**

H. McKenney, chair, presented a proposed 2010/2011 PZC Budget:

Engineering	\$10,000
Legal Services	20,000
Planning Services (SCCOG)	0
Regulation Changes	0
Other Expenses:	
Seminars	1,000
Training	1,000
GIS Equipment	1,500
ZEO Mileage	<u>1,800</u>
TOTAL	\$35,300

The 2009/2010 Budget was: \$41,600

Proposed 2010/2011 Budget: 35,300

\$ 6,300 less than 2009/2010

Considerable discussion in regard to the possibility of adding funding for the POC&D update, as this was done for the last two (2) POC&D updates.

After discussion, it was the Board's consensus to not add any monies for the POC&D at this time, as F. Abetti had stated that he feels that the Committee has enough expertise to draft the POC&D themselves.

H. McKenney stated that if F. Abetti does request funding, he will appear before the Board of Finance to make a request for it.

**3) Action item: Tracking List**

M/S/C (McKenney/Fogarty) to table this item to the agenda of the February 23, 2010 Salem Planning and Zoning Commission meeting. Vote: approved unanimously.

**NEW BUSINESS:**

**Atty. S. Byrne Workshop - PZC member roles and responsibilities**

**1) POC&D Update on Town Survey**

Both of these items were moved and heard before *OLD BUSINESS* on tonight's agenda

**2) Discussion - written policy(ies)**

M/S/C (McKenney/Bingham) to table this item to the agenda of the February 23, 2010 Salem Planning and Zoning Commission meeting. Vote: approved unanimously.

**3) Set public meeting date for revised FEMA maps**

M/S/C (McKenney/Amato) to table this item to the agenda of the February 16, 2010 Salem Planning and Zoning Commission meeting. Vote: approved unanimously.

**ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: N/A**

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):** (Tabled from 1/19/10)

- 1) November 24, 2009 - Regular Meeting**
- 2) December 15, 2009 - Regular Meeting**

M/S/C (McKenney/Fogarty) to approve the minutes of the November 24, 2009 Salem Planning and Zoning Commission Regular Meeting amended as follows:

Page 3 - in the third paragraph after the bullets at the top of the page, delete ..... ~~as the Monitoring and Inspection Fee was placed in the regulations~~ .....; and

Page 3 - in the sentence after the fourth paragraph after the bullets at the top of the page, change *He polled each PZC member .....* to "H. McKenney polled each PZC member .....".

and the minutes of the December 15, 2009 Salem Planning and Zoning Regular Meeting as presented. Vote: approved unanimously.

**EXECUTIVE SESSION (IF NEEDED):**

- 1) Pending litigation - 160 Old Colchester Road
- 2) Pending litigation - Kobyluck

There was no need for an *EXECUTIVE SESSION* this evening.

**PLUS DELTAS:**

The Commission did not review *PLUS DELTAS* this evening.

**CORRESPONDENCE:**

There was no *CORRESPONDENCE*.

**ADJOURNMENT:**

M/S/C (Fogarty/Buckley) to adjourn the meeting at 11:21 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/Recording Secretary